

**CHARTER TOWNSHIP OF GARFIELD
PLANNING COMMISSION MEETING
March 10, 2021**

Call Meeting to Order: Chair Racine called the March 10, 2021 Planning Commission meeting to order at 7:02pm on the ZOOM platform.

Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

Roll Call of Commission Members:

Present: **Joe McManus** (Garfield Township, Grand Traverse County, MI), **Pat Cline** (Long Lake Township, Grand Traverse County, MI), **Joe Robertson** (Garfield Township, Grand Traverse County, MI), **Robert Fudge** (Garfield Township, Grand Traverse County, MI), **Chris DeGood**, (Garfield Township, Grand Traverse County, MI) , and **John Racine** (Garfield Township, Grand Traverse County, MI)

Absent and Excused: Molly Agostinelli

Staff Present: Planning Director John Sych and Deputy Planning Director Steve Hannon

1. Public Comment (7:03)

Doug Luciani of 818 Red Drive said that he and Jason Lipa were here on behalf of Cunningham Limp to answer questions pertaining to the BATA/TCHC project. Tony Lentych also said that he was available to answer any questions on the BATA/TCHC project.

2. Review and Approval of the Agenda – Conflict of Interest (7:07)

Fudge declared a conflict with item 6.

McManus moved and Robertson seconded to approve the agenda as presented.

Yeas: McManus, Robertson, Fudge, Cline, DeGood, Racine

Nays: None

3. Minutes (7:09)

a. February 24, 2021

Fudge moved and DeGood seconded to approve the minutes of February 24, 2021 as presented.

Yeas: Fudge, DeGood, McManus, Cline, Robertson, Racine

Nays: None

4. Correspondence (7:09)

Sych said that there was a letter received from Doug Mansfield dated March 3, 2021 which commented further on the BATA/TCHC project. Traffic reviews were received from both Chick-fil-A and Burger King.

5. Reports (7:12)**Township Board Report**

Sych said that the Carter Lumber rezoning was approved as was the Zoning Ordinance text amendment to signage in the C-P and Planned Developments. Amendments pertaining to child care centers in the A- Agricultural district and definition changes to major thoroughfares was also approved.

Planning Commissioners

No Reports

Staff Report

No report

6. Unfinished Business**a. BATA/TCHC Transit-Oriented Mixed-Use development PUD – Update (7:13)**

Planner John Sych stated that he attended a meeting with the applicants on the BATA/TCHC project and discussed options for moving through the PUD process. The phasing requirement was discussed and applicants are working to provide timing for the phases to comply with the ordinance. Doug Mansfield of Mansfield Land Use Consultants in a memo dated March 3, 2021 addressed other issues such as parking, a traffic impact report, and a wetland delineation. He also addressed the timing conflict for grants and funding in order to meet with the ordinance requirements. The planning staff is now waiting on an updated and revised plan from the applicant for Planning Commission consideration. Commissioners discussed the housing portion of the development and agreed that there needed to be a housing component to fulfill the ordinance requirements for a PUD.

7. New Business**a. PD-2021-32 - Burger King Cherryland SPR (7:34)**

The proposed project is located at 1800 South Garfield Avenue at the corner of West South Airport Road. The existing site is just over one acre. The existing Burger King restaurant would be demolished and a new restaurant with a drive through would be built in its place. This use is a use by right in the C-P Planned Shopping Center district. Existing ingress and egress would be maintained and sidewalks would be installed. The dumpster enclosure and parking all meet ordinance requirements. Signage would be subject to sign permit review and stormwater and utility

reviews would be needed. The applicant is requesting a waiver from Type "D" landscaping requirements as buffers along Garfield and South Airport Road are shown with Type "B" landscaping requirements. Applicant, Mark Tomasik stated that there was a plan behind his sparse landscaping which would allow clear vision for drivers. He stated that a raised island near the entrance could be done and they would mitigate for any storm water requirements. Planning Commissioners discussed the landscaping and the shared driveway access within Cherryland Center. Landscaping was thought to be adequate, however, the menu boards may need more screening from the road. Commissioners thought that the amount of landscaping needed to be generally equivalent to what is required by ordinance in the Type "D" landscaping requirement.

Fudge moved and Robertson seconded to postpone a decision on the application to allow the applicant to bring back a revised plan which addresses lighting, a detailed landscaping plan for the menu board and surrounding islands and other items as requested by the planning staff.

*Yeas: Fudge, Robertson, Cline, McManus, DeGood, Racine
Nays: None*

b. PD-2021-31 - Chick-fil-A SUP Introduction (8:13)

Chick-fil-A is proposing a new location at 2700 N. US-31 on 2.113 acres of a 4.38 acre parcel. The existing zoning is C-G General Commercial and drive-thrus are permitted by a Special Use Permit. The restaurant would be 4,978 square feet and would have seating for 104 people inside and 20 people outside. There will be parking for 36 vehicles and a drive-thru would accommodate 47 cars. A hotel may be proposed on the remainder of the site, but would need to be discussed under a separate application. A traffic study is being prepared for the site and setbacks have been met. The proposed drive-thru is a double lane drive-thru and has sufficient space for stacking. Sidewalks and cross access were discussed as was a landscaping buffer. A stormwater and utility review is required as are reviews by Metro Fire and Grand Traverse County Road Commission.

Justin Lurk from Chick-fil-A commented on the proposed project and stated that a traffic impact study was forthcoming and would address the sole ingress and egress on the property. Commissioners commented on traffic flow and discussed a connectivity option.

Cline moved and Robertson seconded THAT application SUP-2021-01, submitted by Progressive AE, for a Special Use Permit for a drive-through restaurant at Parcel 05-021-011-00, BE ACCEPTED, and BE SCHEDULED for a public hearing for the April 14, 2021 Regular Planning Commission meeting, subject to the following additional information being

provided by the applicant:

1. *Provide plans for cross access connections and improvements with adjacent parcels.*
2. *The Mall Trail will need to be restored and yield signs shall be installed at the new driveway for trail users.*
3. *Type "D" buffer is required on the west property line along the state highway, unless adjusted by the Planning Commission.*
4. *The lighting plan needs to address the following:*
 - a. *Canopy lighting fixtures shall not exceed 20.0 foot-candles.*
 - b. *The proposed light pole within the right-of-way will require MDOT approval.*
 - c. *Foot-candle measurements need to be labeled up to the south property line.*
 - d. *Note that none of the proposed fixtures will create illumination levels that exceed the standards of Section 517 of the Zoning Ordinance.*
5. *Remove the note on the site plan that states "Township accepts storage in right of way" for the snow storage.*
6. *Provide information that the site shall have been found to be a suitable site for a drive-in or drive-through establishment, with regard to traffic safety, by a registered engineer with an educational specialization in traffic engineering.*
7. *Stormwater, water/sewer utilities, and the traffic impact study will be reviewed by the Township Engineer.*

Yeas: Cline, Robertson, DeGood, Fudge, McManus, Racine

Nays: None

c. PD 2021-30 - Prince of Peace Lutheran Church SUP – Introduction (9:00)

The application requests approval of a Special Use Permit for a proposed 8,768 square foot church which includes a sanctuary, fellowship hall and child development center. The proposed project would be located on LaFranier Road, north of Hammond Road on a 5.94 acre parcel which is zoned A- Agricultural. Ingress and egress will be coordinated with the Village of LaFranier Woods PUD to the north and also through a joint driveway with the proposed BATA/TCHC project to the south. Commissioners discussed a second access to the property while the BATA/TCHC project was still under development.

DeGood moved and Robertson seconded THAT application SUP-2020-02, submitted by JML Design Group Ltd. for a Special Use Permit for a church and child development center at Parcel 05-023-041-10, BE ACCEPTED, and BE SCHEDULED for a public hearing for the April 14, 2021 Regular Planning Commission subject to the following additional information being provided by the applicant:

1. *The driveway connections shall be aligned between the subject property and the adjacent property to the south and between the east side of LaFranier Road and the Ridge 45 entrance on the west side of LaFranier Road.*
2. *An easement and maintenance agreement for the driveway between the subject site and the BATA development shall be drafted, reviewed by the Township, and recorded.*
3. *The site plan shall illustrate how it will be connected to the Village of LaFranier Woods.*
4. *The site plan shall be adjusted to reflect the required setbacks.*
5. *The lighting plan shall note that none of the proposed fixtures will create illumination levels that exceed the standards of Section 517 of the Zoning Ordinance.*
6. *The site plan is subject to review by others, including Township Engineer, Metro Fire, and Grand Traverse County Road Commission.*

Yeas: DeGood, Robertson, McManus, Fudge, Cline, Racine

Nays: None

8. Public Comment (9:20)

None

9. Other Business (9:21)

None

10. Items for Next Agenda – March 24, 2021 (9:21)

- a. Zoning Ordinance Use Chart
- b. Seasonal Agritourism – Discussion
- c. 4051 Cedar Run Road - Discussion
- d. Burger King – Revised Plan

11. Adjournment

Fudge moved to adjourn the meeting at 9:25pm.

Yeas: Fudge, Robertson, McManus, DeGood, Cline, Racine

Nays: None



Joe Robertson, Secretary
Garfield Township Planning
Commission
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